

N.J.A.C. 7:26B - INDUSTRIAL SITE RECOVERY ACT RULES

Subchapter 2

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SUBCHAPTER 2. APPLICABILITY

7:26B-2.1 Operations and transactions not subject to ISRA

(a) The following transactions shall not be considered closing operations or transferring of operations or ownership:

1. Corporate reorganization not substantially affecting the ownership or control of the industrial establishment in accordance with N.J.A.C. 7:26B-2.2(c);
2. A transaction or series of transactions involving the transfer of stock and/or assets among corporations under common ownership if the transaction or transactions will not result in:
 - i. The diminution of the net worth of the corporation that directly owns or operates the industrial establishment by more than 10 percent; or
 - ii. A greater or equal amount of assets are available for the remediation of the industrial establishment before and after the transaction or transactions;
3. A transaction or series of transactions involving the transfer of stock and/or assets resulting in the merger or de facto merger or consolidation of the indirect owner with another person, when the indirect owner's assets would have been unavailable for remediation in accordance with N.J.A.C. 7:26B-2.2(b) if the transaction or transactions had not occurred;
4. A transaction or series of transactions involving the transfer of stock and/or assets resulting in a change in the person holding the controlling interest of an indirect owner of an industrial establishment, when the indirect owner's assets would have been unavailable for remediation in accordance with N.J.A.C. 7:26B-2.2(b) if the transaction or transactions had not occurred;
5. A transfer where the transferor is the sibling, spouse, child, parent, grandparent, spouse of child, child of a sibling, or sibling of a parent, of the transferee;
6. A transfer to confirm or correct any deficiencies in the recorded title of an industrial establishment;
7. A transfer to release a contingent or reversionary interest except for any transfer of a lessor's reversionary interest in leased real property;

8. A transfer of an industrial establishment by devise or intestate succession;
9. The granting or termination of an easement or a license to any portion of an industrial establishment;
10. The sale or transfer of real property or closing operations of an industrial establishment pursuant to a condemnation proceeding initiated pursuant to the "Eminent Domain Act of 1971," N.J.S.A. 20:3-1 et seq.;
11. The execution, delivery and filing or recording of any mortgage, security interest, collateral assignment or other lien on real or personal property or refinancing of any debt not including a sale and lease back, by the owner or operator of an industrial establishment;
12. Any transfer of personal property pursuant to a valid security agreement, collateral assignment or other lien, including, but not limited to, seizure or replevin of such personal property which transfer is for the purpose of implementing the secured party's rights in the personal property which is the collateral;
13. A sale or transfer of assets of an industrial establishment that is in the ordinary course of business;
14. The termination of a lease of an industrial establishment where the lease is renewed by the same tenant without a disruption in operations;
15. The execution of a lease for a period of less than 99 years;
16. The sale of a single or multi-family dwelling used primarily for residential purposes;
17. The transfer to a beneficiary pursuant to the terms of a trust;
18. The change, substitution or replacement of a trustee, administrator, executor, guardian, conservator or fiduciary, where the trust, estate or other similar mechanism is an owner or operator of an industrial establishment;
19. Obtaining construction loans by the owner or operator of an industrial establishment;
20. A change in SIC number as a result of a change in the SIC manual without a change in the operations of the industrial establishment;
21. The sale or transfer of stock or assets, or both, in a corporation, if the sale or transfer is part of a reorganization of the corporation into a limited liability company, which shall not result in the diminution of the net worth of the corporation and limited liability company, respectively, that directly owns or operates the industrial establishment, before and after the transaction or transactions and does not result in a change in the person or person holding the controlling interest of the entity; and

22. A transaction or series of transactions involving the transfer of stock or assets of a corporation, or the sale or transfer of interests in a limited liability company, that is a direct owner or operator or indirect owner of an industrial establishment, resulting in a merger or consolidation, where the direct owner or operator or indirect owner of an industrial establishment is the surviving or resulting person.

(b) The following operations are not industrial establishments:

1. Those portions of a solid waste or hazardous waste facility subject to operational closure or post-closure maintenance requirements pursuant to the following:

i. The Solid Waste Management Act, N.J.S.A. 13:1E-1 et seq.;

ii. The Major Hazardous Waste Facilities Siting Act, N.J.S.A. 13:1E-49 et seq.; or

iii. The Solid Waste Disposal Act, 42 U.S.C. §§ 6901 et seq.;

2. Any office, located on a separate tax lot and block from the industrial establishment it serves, in which personnel are engaged primarily in general administrative, personnel, supervisory, accounting, purchasing, engineering and systems planning, advertising, legal, financial, sales or other related management functions provided however this "office" exemption shall not apply where separate lots and blocks are or have been established after December 31, 1983, at the site of an existing industrial establishment;

3. Any business entity engaged primarily in the production or distribution of agricultural commodities;

4. Retail gasoline stations with a SIC major group number of 55;

5. Automobile repair and automobile body shops with a SIC major group number of 75;

6. Agricultural land and associated structures;

7. Undeveloped or vacant land provided that:

i. No industrial establishment has operated on such vacant land since December 31, 1983; and

ii. The contiguous land is not an industrial establishment under the same control or ownership as the vacant land in question;

8. Facilities engaged in the retail sale of fuel oil with a SIC major group number of 59;

9. Facilities engaged in the retail sale of goods with a SIC major group number of 52-59; and

10. Operations engaged in the wholesale distribution of durable goods with a SIC major group number of 50 including, but not limited to, the following:

- i. Motor vehicles and automotive parts;
- ii. Furniture;
- iii. Lumber;
- iv. Metals;
- v. Electrical goods;
- vi. Sporting goods;
- vii. Hardware;
- viii. Machinery; and
- ix. Jewelry.

(c) The following subgroups or classes of operations within those subgroups in the Standard Industrial Classification major group numbers 22-39 inclusive, 46-49 inclusive, 51 or 76 are exempt from the provisions of this chapter:

SIC Industry Number	Description
1. 2321	Men's and Boy's Shirts, except work shirts
2. 2342	Brasseries, Girdles and Allied Garments
3. 2371	Fur Goods
4. 2384	Robes and Dressing Gowns
5. 2385	Waterproof Outerwear
6. 2386	Leather and Sheep-lined Clothing
7. 2387	Apparel Belts
8. 2393	Textile Bags
9. 2436	Softwood Veneer and Plywood
10. 2441	Wood Containers, Not Elsewhere Classified
11. 2451	Mobile Homes
12. 3131	Boot and Shoe Cut Stock and Findings
13. 3142	House Slippers
14. 3144	Women's Footwear, except Athletic
15. 3149	Footwear, Except Rubber, Not Elsewhere Classified
16. 3199	Leather Goods, Not Elsewhere Classified
17. 4724	Travel Agencies
18. 4725	Tour Operators
19. 4729	Arrangement of Passenger Transportation, Not Elsewhere Classified
20. 4731	Arrangement of Transportation of Freight and Cargo

21. 4785 Fixed Facilities and Inspection and Weighing Services for Motor Vehicles (Highway bridges, operation of; Toll bridge operation; Toll roads, operation of; Tunnel operation, vehicular; only)
22. 4789 Transportation Services, Not Elsewhere Classified
23. 4812 Radio Communications
24. 4813 Telephone Communications, Except Radio Telephone
25. 4822 Telegraph and Other Message Communications
26. 4832 Radio Broadcasting
27. 4833 Television Broadcasting
28. 4841 Cable and Other Pay Television Services
29. 4899 Communication Services, Not Elsewhere Classified
30. 4941 Water Supply
31. 4952 Sewage Systems
32. 4953 Refuse Systems (Landfills, sanitary: operations of, only)
33. 4971 Irrigation System
34. 5111 Wholesale Distribution of Printing and Writing Paper
35. 5112 Wholesale Distribution of Stationery Supplies
36. 5113 Wholesale Distribution of Industrial and Personal Service Paper
37. 5131 Piece Goods, Notions, and Other Dry Goods
38. 5136 Wholesale Distribution of Men's and Boys' Clothing
39. 5137 Wholesale Distribution of Women's, Children's and Infant's Clothing
40. 5139 Wholesale Distribution of Footwear
41. 5141 Wholesale Distribution of Groceries, General Line
42. 5142 Wholesale Distribution of Frozen Food
43. 5143 Wholesale Distribution of Dairy Products
44. 5144 Wholesale Distribution of Poultry Products
45. 5145 Wholesale Distribution of Confectionery
46. 5146 Wholesale Distribution of Fish
47. 5147 Wholesale Distribution of Meats
48. 5148 Wholesale Distribution of Fresh Fruits and Vegetables
49. 5149 Wholesale Distribution of Groceries and Related Products, Not Elsewhere Classified
50. 5153 Wholesale Distribution of Grain
51. 5154 Wholesale Distribution of Livestock
52. 5159 Wholesale Distribution of Farm Products, Raw Materials, Not Elsewhere Classified
53. 5181 Wholesale Distribution of Beer and Ale
54. 5182 Wholesale Distribution of Wine
55. 5192 Books, Periodicals, and Newspapers
56. 5193 Flowers, Nursery Stock, and Florists' Supplies
57. 5199 Wholesale Distribution of Nondurable Goods, Not Elsewhere Classified
58. 7622 Radio and Television Repair Shops
59. 7631 Watch, Clock and Jewelry Repair

60. 7699 Repair Shops and Related Services, Not Elsewhere Classified (only the following repair services under 7699 are exempt from the Act and this chapter. All other repair services under 7699 not listed below remain subject to the Act and this chapter):

- i. Awning Repair
- ii. Bicycle Repair Shops
- iii. Binoculars and Other Optical Goods Repair
- iv. Camera Repair
- v. Harness Repair Shops
- vi. Horseshoeing
- vii. Key Duplicating Shops
- viii. Lawn Mower Repair Shop
- ix. Leather Goods Repair Shops
- x. Lock Parts Made to Individual Order
- xi. Locksmith Shops
- xii. Luggage Repair Shops
- xiii. Musical Instrument Repair Shops
- xiv. Organ Tuning and Repair
- xv. Piano Tuning and Repair
- xvi. Picture Framing to Individual Order (Not Connected with Retail Stores)
- xvii. Pocketbook Repair Shops
- xviii. Precision Instrument Repair
- xix. RENEEDLING WORK
- xx. Repair of Optical Instruments
- xxi. Repair of Photographic Equipment
- xxii. Repair of Speedometers
- xxiii. Rug Repair Shops (Not Combined with Cleaning)
- xxiv. Saddlery Repair Shops
- xxv. Scale Service Repair
- xxvi. Sewing Machine Repair
- xxvii. Tent Repair Shops
- xxviii. Typewriter Repair (Including Electric)
- xxix. Venetian Blind Repair Shops
- xxx. Window Shade Repair Shops

7:26B-2.2 Applicability determinations

(a) In order to obtain a determination from the Department concerning the applicability of this chapter to a specific place of business or transaction, a person shall:

1. Submit a completed application, certified in accordance with N.J.A.C. 7:26B-1.6, to the Department at the address provided at N.J.A.C. 7:26B-1.5. In summary, the information required in the application includes: the name of the business conducted on site, the SIC number of the business, the location of the business, or description of the proposed transaction, a description of operations conducted on site, the name of the person owning the real property, and information regarding the presence of hazardous substances used in the operations on site;

2. Grant written permission for the Department to enter and inspect the site and operations for which the applicability determination is requested;

3. Submit the applicable fee in accordance with N.J.A.C. 7:26B-8.1 required for applicability determinations; and

4. Demonstrate to the Department that ISRA or this chapter is not applicable by providing, in writing, the relevant basis for the applicant's position. As part of such demonstration, all applicable requirements of (b), (c) and (d) below shall be satisfied.

(b) For applicability determinations requested for a transfer of ownership or operations involving an evaluation of whether the indirect owner's assets would have been available for remediation, the Department shall evaluate, without limitation, the applicant's responses to (b)1 through 6 below, to determine whether the indirect owner has exercised control over the industrial establishment or the direct owner or operator thereof. An affirmative finding that the indirect owner has exercised control over the industrial establishment or the direct owner or operator thereof, would result in a determination that the indirect owner's assets would have been available for remediation. If the applicant determines that any of the criteria outlined below is not

applicable to this evaluation, then the applicant shall affirmatively state the basis for this determination. The applicant shall:

1. Identify each direct owner and each indirect owner of the industrial establishment;

2. Identify whether the indirect owner has exerted fiscal control over the direct owner or industrial establishment including, but not limited to, imposing any restriction upon the financing, borrowing, budgeting, dividends and cash management of the direct owner or industrial establishment;

3. List all persons that are officers and directors for both the direct owner and the indirect owner of the industrial establishment to establish whether the officers, directors and employees of the indirect owner constitute a majority of the directors of the direct owner or the industrial establishment or such smaller number of directors as is sufficient to effectively direct the management and policies of the direct owner or the industrial establishment;

4. Identify whether the officers, directors and employees of the indirect owner are involved in the day-to-day operations of the direct owner or the industrial establishment and whether the day-to-day operations of the direct owner or the industrial establishment are relevant to the generation, manufacture, handling, storage or disposal of hazardous substances or hazardous wastes;

5. Identify whether the indirect owner has the ability to control the activities, policies or decisions of the direct owner or the industrial establishment and whether these activities, policies or decisions are relevant to the generation, handling, storage or disposal of hazardous substances or hazardous wastes; and

6. The applicant shall provide any additional information which may be relevant to this determination.

(c) For applicability determinations requested for a transfer of ownership or operations involving an evaluation of whether the subject transaction is a corporate reorganization not substantially affecting the ownership of the industrial establishment, the Department shall evaluate, without limitation, the applicant's responses to (c)1 through 6 below, to determine whether the subject transaction does not entail significant changes in the financial ability of a person to comply with this chapter. A finding that the subject transaction does not entail significant changes in the financial ability of a person to comply with this chapter would result in a determination that the subject transaction is a corporate reorganization not substantially affecting the ownership of the industrial establishment. If the applicant determines that any of the criteria outlined below is not applicable to this evaluation, then the applicant shall affirmatively state the basis for this determination. The applicant shall:

1. Identify each direct owner of the industrial establishment, indirect owner of the industrial establishment and the organizational structure of the person, prior to, and after the proposed transaction;

2. Identify whether the transaction involves the transfer of stock and/or assets, solely among persons under common ownership or control and/or shareholders or owners of such persons. A transaction between related corporations that prepare financial statements or tax returns on a consolidated basis will be presumed to be among corporations under common ownership or control;

3. Identify:

i. Whether the transaction will result in an aggregate diminution of more than 10 percent in the net worth of the industrial establishment or of the person directly owning or operating the industrial establishment. The applicant must include all transactions occurring within the five-year period preceding the date of the proposed transaction in the calculation of "aggregate diminution"; or

ii. Whether there is an equal or greater amount in assets that is available for the remediation of the industrial establishment before and after the transaction(s);

4. Identify whether the transferee has a registered agent in New Jersey who is authorized to accept service on behalf of the transferee. If so, the applicant shall provide the name and address of the registered agent;

5. Identify whether the assets of an indirect owner transferring any direct or indirect interest in the stock or assets of the industrial establishment would have been available for the remediation of the industrial establishment based upon the criteria set forth in (b) above; and

6. Provide any additional information which may be relevant to this determination.

(d) For applicability determinations requested for a transfer of ownership or operations involving an evaluation of whether the subject transaction is a transfer of a controlling interest in the industrial establishment, the Department shall evaluate, without limitation, the applicant's responses to (d)1, 2 and 3 below, to determine whether the subject transaction results in a change in the person holding the controlling interest in the direct owner or operator or indirect owner of an industrial establishment. A finding that the subject transaction does result in a change in the person holding the controlling interest in the direct owner or operator or indirect owner of an industrial establishment would result in a determination that the transaction is a change in ownership as defined by N.J.A.C. 7:26B-1.4. If the applicant determines that any of the criteria outlined below is not applicable to this evaluation, then the applicant shall affirmatively state the basis for this determination. The applicant shall:

1. Identify whether the transferor is transferring more than 50 percent of the voting or ownership interest in the direct owner or operator or indirect owner of an industrial establishment. There is a rebuttable presumption that any person who has more than 50 percent of the voting or ownership interest holds a controlling interest in that direct owner or operator or indirect owner; or

2. Identify whether the transferor is transferring 50 percent or less of a voting or ownership interest in the direct owner or operator or indirect owner of an industrial establishment and:

- i. Identify whether the transferor possess(es), directly or indirectly, the power to direct or cause the direction of the management and policies of the entity; and

- ii. Identify whether a voting trust, shareholder's agreement, proxy or similar agreement exists which would enable the transferor to elect a majority of the board of directors or a smaller number of directors sufficient to effectively direct or cause the direction of the management and policies of the entity; and

3. Provide any additional information which may be relevant to this determination.

(e) The applicant for an applicability determination that is required under this section to provide information concerning the net worth of any person shall include the following information listed in (e)1 and 2 below in its applicability determination application:

1. A statement of income and expenses or similar statement of each direct owner or operator or indirect owner of the industrial establishment, as applicable; and

2. An audited balance sheet or similar statement of assets and liabilities of each direct owner or operator or indirect owner of the industrial establishment, as applicable, as used by that person for the preceding fiscal year that ended closest in time to the date of the applicability determination application.

(f) The Department shall, within 45 calendar days after receipt of a complete application for an applicability determination, advise the applicant in writing, of its decision. Any person who requests an applicability determination pursuant to this chapter and does not receive a written response from the Department within the deadlines imposed by this subchapter shall not be entitled to assume that the transaction or operations were found not subject to ISRA.

7:26B-2.3 De minimis quantity exemption

(a) An owner or operator who is granted a de minimis quantity exemption from the Department shall be exempt from the provisions of this chapter, except as provided at N.J.A.C. 7:26B-8.1, based on de minimis quantities of hazardous substances or hazardous waste generated, manufactured, refined, transported, treated, stored, handled or disposed of at an industrial establishment.

(b) The owner or operator can obtain a de minimis quantity exemption if the following criteria are satisfied:

1. The total quantity of hazardous substances or hazardous wastes generated, manufactured, refined, transported, treated, stored, handled or disposed of at the subject industrial establishment at any one time during the owner's or operator's period of ownership or operation, does not exceed 500 pounds or 55 gallons;
2. If the hazardous substances or hazardous wastes are mixed with nonhazardous substances, then the total quantity of hazardous substances or hazardous wastes in the mixture at any one time during the owner's or operator's period of ownership or operation, does not exceed 500 pounds or 55 gallons; and
3. The total quantity of hydraulic or lubricating oil, in the aggregate, does not exceed 220 gallons at any one time during the owner's or operator's period of ownership or operation.

(c) The total quantity of hazardous substances or hazardous wastes at an industrial establishment may be a combination of both (b)1 and 2 above; however, in the aggregate, the total quantity shall not exceed 500 pounds or 55 gallons.

(d) The total quantity of hazardous substances at an industrial establishment having the SIC number of 5122 shall not include any mixture containing hazardous substances if the mixture is in final product form for wholesale or retail distribution.

(e) The owner or operator of the subject industrial establishment that satisfies the criteria established in (b) above shall submit:

1. A completed de minimis quantity exemption application (see N.J.A.C. 7:26B-2.2(a)1 for application contents summary), certified in accordance with N.J.A.C. 7:26B-1.6, to the Department at the address provided at N.J.A.C. 7:26B-1.5; and
2. Submit the applicable fee in accordance with N.J.A.C. 7:26B-8.

(f) The Department shall review the application in accordance with N.J.A.C. 7:26B-1.7. The owner or operator may close operations or transfer ownership or operation of an industrial establishment upon receipt of the Department's written approval of the de minimis quantity exemption application.